



**BOARD OF ADJUSTMENT
REGULAR MEETING
THURSDAY, July 10, 2025
ASSEMBLY HALL
395 MAGNOLIA ROAD
PINEHURST, NORTH CAROLINA
04:00 PM or IMMEDIATELY FOLLOWING THE P&Z MEETING**

Board Members Present:

Thomas Schroeder, Chair
Matt Jones
Devin Macfarlane
Bruce Hironimus
Bill Colmer

Staff Present:

Alex Cameron, Planning & Inspections
Director
Michael Mandeville, Senior Planner
Maria Klein, Senior Planner
Jeanann Dawson, Admin Specialist

Approximately 5 members of the public were in attendance.

I. Call to Order

Mr. Schroeder called the July 10, 2025, meeting to order at 4:30 PM. He explained the purpose of the meeting and reviewed the requirements and procedures of a quasi-judicial hearing.

Mr. Jones moved to have Mr. Hironimus and Mr. Colmer seated as primary members of the Board of Adjustments. Seconded by Mr. Schroeder. Approved by a vote of 2-0.

Mr. Jones moved to have Mr. Macfarlane be seated as a temporary member of the Board of Adjustment. Seconded by Mr. Schroeder. Approved by a vote of 2-0.

A quorum was confirmed by Mr. Schroeder.

II. Approval of Minutes

A. 05-01-2025 Regular Meeting Minutes

Mr. Colmer moved to approve the minutes of the May 1st, 2025, Regular Meeting. Seconded by Mr. Hironimus. Approved by a vote of 5-0.

Mr. Cameron advised the Board that the agenda item to approve the minutes from June 5, 2025, did not require a motion, as a quorum had not been formed at that meeting. He clarified that this was only a statement noting the absence of a quorum.

Mr. Schroeder introduced staff.

III. **Public Hearing**

Mr. Hironimus moved to recess the Regular Meeting and enter the Public Hearing. Seconded by Mr. Macfarlane . Approved by a vote of 5-0.

Mr. Schroeder invited the applicant, Buck Adams, to come forward and swore him in.

Mr. Mandeville was sworn into the Public Hearing and testified as follows.

a. PLN-2025-00075 (Vacant Lot on Lake Dornoch Dr PID#00013929)

The purpose of the public hearing is to receive testimony for a variance request from Pinehurst Development Ordinance Section 9.2 a Table of Dimensional Requirements for the property which is located on the corner of Lake Dornoch Drive and Ponte Vedra Drive, further identified by Moore County PID # 00013929. This property is located within the R-30 Zoning District. Specifically, the applicant, Donnell Adams, is requesting a variance to reduce the rear yard lakefront/golf course setback from 60' to 50' of the R-30 Zoning District.

Mr. Mandeville provided an overview of the Evidentiary Hearing process, explained the applicant's request, and presented background information relevant to the case. He also submitted all related attachments into the record as evidence.

The Board, Mr. Mandeville, and Mr. Cameron discussed the proposed layout and the requirements for a septic tank permit. Mr. Jones added that the County requires a designated repair area in addition to the leach field.

Mr. Adams provided a brief background and explained his intentions for the property. He stated that he and his sister inherited the land from their parents and have no plans to build a house for personal use; instead, they wish to sell the property. He noted that potential buyers had looked at the property, but after meeting with builders, they were advised that the current building envelope was not large enough. Mr. Adams explained that the site plan presented is for a hypothetical house. He is requesting a variance to reduce the rear yard setback from 60 feet to 50 feet to allow additional square footage for a home that would be consistent in size with other homes in CCNC. When asked if there was a

minimum square footage requirement for homes in CCNC, Mr. Adams stated he did not know. He further advised that he believes he meets the required standards for a variance because an unnecessary hardship results from the existing building envelope, which would only accommodate a home inconsistent in size with other homes in the area. He noted that the lot is irregularly shaped compared to other lots in CCNC. He stated he believes the ordinance is intended to provide relief in situations like this, as the property in its current configuration makes it difficult to build a home without encroaching into the setbacks.

Mr. Schroeder accepted all evidence and materials into the record.

The meeting proceeded with the public comment portion of the hearing. No public comments were offered.

Mr. Schroeder asked if there were any questions from the Board.

The Public Hearing was left open while the Board entered deliberation, in case any questions arose during their discussion.

The Board began discussing their individual opinions on whether the lot would be buildable if the variance were not granted, what hardships existed, and the intent of the ordinance.

Mr. Jones moved the Board of Adjustment to approve the variance request for the property which is located on the corner of Lake Dornoch and Pont Vedra Drive further identified as Moore County PID #00013929.

- A. Unnecessary hardship would result from strict application of the ordinance due to the size of property, requiring septic tank and the small footprint that is buildable.***
- B. The hardship results from conditions that are peculiar to the property such as the unique shape of the lot, the proximity to the lake with the higher setback and existing sewer easement on the property.***
- C. The hardship did not result from actions taken by the applicant or the property owner. The shape of the lot resulted from the initial development of the neighborhood parcel in the 1960's.***
- D. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved because it would allow a property owner to utilize the lot in a manner comparable to other lots in the neighborhood.***

Seconded by Mr. Colmer. Vote: Mr. Macfarlane-No; Mr. Colmer-Yes; Mr. Jones-Yes; Mr. Hironimus-No; Mr. Schroeder-Yes. Four votes were needed to pass; therefore, the motion did not pass.

Mr. Colmer moved to adjourn the Public Hearing and re-enter the Regular Meeting. Seconded by Mr. Jones. Approved by a vote of 5-0.

Mr. Mandeville and Mr. Cameron expressed their gratitude to Mr. Schroeder for his service to the Board and for his leadership as Chair.

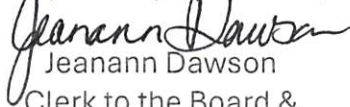
IV. Next Meeting Date

A. 08-7-2025 Regular Meeting (If Board Has Business to Conduct)

V. Motion to Adjourn

Mr. Macfarlane moved to adjourn the Regular Meeting at 5:19 PM. Seconded by Mr. Colmer, Approved by a vote of 5-0.

Respectfully Submitted,



Jeanann Dawson

Clerk to the Board &

Planning Administrative Specialist

Village of Pinehurst

A videotape of this meeting is located on the Village website: www.vopnc.org.

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions. Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

Values: Service, Initiative, Teamwork, and Improvement.